



# CITY OF RICHMOND

## Department of Planning & Development Review *Staff Report*

**Ord. No. 2026-101** To authorize the special use of the property known as 4201 Corbin Street for the purpose of a day nursery for up to 12 children within an accessory structure, upon certain terms and conditions. (3rd District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 19, 2026

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### **PETITIONER**

Ronesia Forbey

### **LOCATION**

4201 Corbin Street

### **PURPOSE**

The applicant is requesting a special use permit to authorize a day nursery in a R-5 Single-Family Residential zoning district. While the day nursery use is permitted in the district, it must be located within a church, other place of worship, a community center, or a school building. A Special Use Permit is therefore necessary to proceed with this request.

### **RECOMMENDATION**

Staff finds that a day nursery is generally a supported use in the R-5 district. While the use is not permitted within a residence, the specified ordinance conditions prevent the use from becoming a nuisance to adjacent residential properties. The conditioned number of children, placement of the outdoor play area, and hours of operation ensures that the minimum criteria established in the City Charter concerning the granting of Special Use Permits is met.

Staff finds that the proposed location for the day nursery supports the growing number of children in the neighborhood. The property is located in Census Tract 103, where the percent of the population under five years of age is not only growing but is higher than both the Greater Richmond Metropolitan Area and the state of Virginia. For reference, children under five years of age represent about 5.6% of the population in the metro area. For Census Tract 103, that number jumps to 8.7% (U.S. Census Bureau, ACS 5-Year Estimates, 2024). The Richmond 300 Master Plan begins Chapter 1 with an illustrated 'Vision Story'. Within this story, a child highlights how their younger sibling attends a daycare nearby. Increasing the number of opportunities for childcare in a neighborhood with a growing population of families with young children, is an example of how the City can achieve this vision.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located in the Washington Park neighborhood on the corner of Corbin Street and Cheatwood Avenue. The property has a lot area of 8,518 square feet (0.19 acres) and is improved with a single-family detached dwelling and a detached accessory structure.

### **Proposed Use of the Property**

Day nursery within an accessory building.

### **Master Plan**

The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-5 Single-Family Residential. The following features of the proposed development do not comply with the current zoning regulations:

#### Sec. 30-410.4. – Permitted accessory uses and structures

Day nurseries must be located within a church, other place of worship, a community center, or a school building and no play equipment or structure shall be located within a front yard or a required side yard.

*The proposed play area is within a front yard.*

30-410.5. – Yards

Front yards. A 25-foot front yard is required on Cheatwood Avenue.

*The accessory structure is less than a foot from the property line.*

Side yards. There shall be side yards of not less than five feet.

*The accessory structure is less than a foot from the property line abutting the alley.*

30-630.9 – Permitted projections and encroachments in yards and courts

Fences and walls located within required front yards shall not exceed four feet in height.

*The privacy fence is six feet.*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a day nursery for up to 12 children within an accessory structure, not including children living on the Property.
- No off-street parking shall be required for the Special Use.
- The hours of operation for the day nursery shall be between 7:00 a.m. and 6:00 p.m., Sunday through Saturday.
- The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Education or its successor agency.
- The day nursery shall be operated by the Owner or occupant residing on the Property.
- The outdoor play area, substantially as shown in the area labeled “Proposed Play Area” on the Plans, shall be enclosed within a continuous fence or wall not less than four feet in height, which may be (i) located within a required front yard or a required side yard; (ii) opaque or nonopaque, or (iii) a chain-link fence.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

**Surrounding Area**

The surrounding area is residential.

**Neighborhood Participation**

Staff notified the Washington Park Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

**Staff Contact:** Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration, 804-646-7319